



- Well presented detached home
- Three bedrooms
- Lounge
- Kitchen/dining area
- Family bathroom
- Enclosed, child-friendly rear garden
- Garage
- Ample off-street parking

31 Hawkins Close, North Common, Bristol, South Gloucestershire, BS30 8YT
£425,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway
- WC
- Living Room
- Kitchen
- Sunroom
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- 10'2" x 5'4" (3.10m x 1.63m)

PROPERTY TYPE House - Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND D



A well presented and well proportioned detached home.

Entrance hall, good size lounge and conservatory, kitchen/dining area.

At the first floor are three bedrooms and family bathroom.

Outside is ample off street parking plus a garage with a child friendly enclosed garden to the rear..



the location

Set on this ever popular development with a range of good local amenities nearby plus junior and senior schools. The Bristol to Bath cycle track is easily accessible as well as a whole host of green walks nearby. The Avon Ring Road and the retail park at Longwell Green are both a short drive away.

what the owners will miss

"This is a wonderful family home, ideally situated in a quiet location within a short walk of excellent primary and secondary schools, with a private garden providing a lovely space for family life"

just a thought...

If you are looking for a sleek modern home in a great location, this is it!. With ample parking, garden, garage and excellent decor. This home should be top of your list!

